Infill Development Zoning

Introductions

COSA
Infill to Date

Other Cities
IDZ Codes

QUESTIONS

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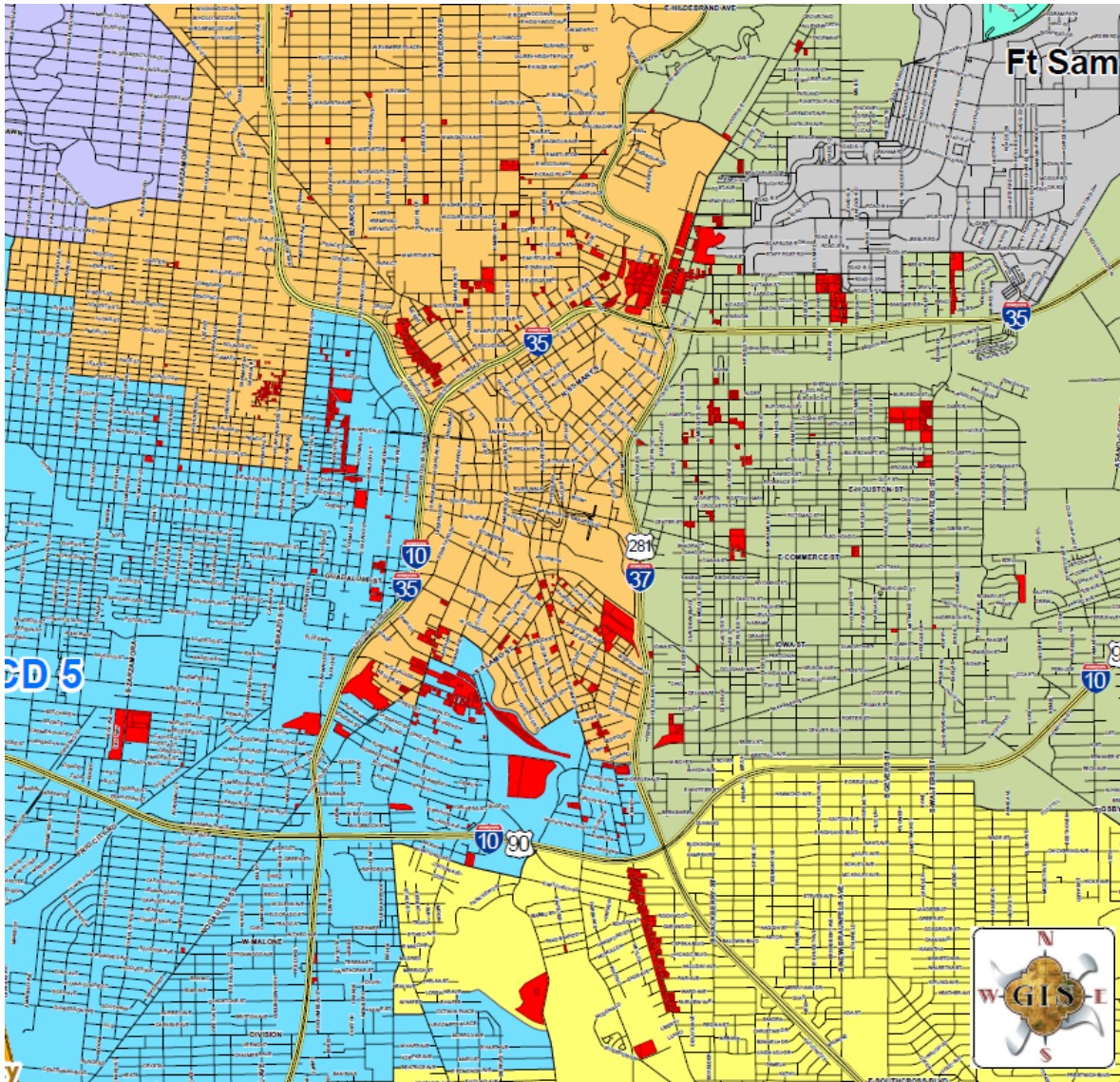
IDZ in San Antonio Since 2002

- 338 IDZ Cases
  - 98 Multifamily
  - 228 Mixed Use

0.0 to 0.5 AC Parcel	No. of Cases
Single Use	55
Mixed Use	158
Total	**213**

0.51 to 5.00 AC Parcel	No. of Cases
Single Use	31
Mixed Use	59
Total	**90**

5.01 to 10.00 AC Parcel	No. of Cases
Single Use	7
Mixed Use	5
Total	**12**

10.01 to 25.00 AC Parcel	No. of Cases
Single Use	13
Mixed Use	4
Total	**17**

25.01 to 50.00 AC Parcel	No. of Cases
Single Use	3
Mixed Use	3
Total	**6**

IDZ in San Antonio Since 2002

# IDZ Zoning Cases	Case Count Per Year															
Year	**2002**	**2004**	**2005**	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**Grand Total**
Single Use	2	3	3	5	10	4	1	2	9	8	10	11	11	13	18	110
Mixed Use	2	0	6	12	6	13	2	6	19	22	17	15	31	38	39	228
Grand Total	**4**	**3**	**9**	**17**	**16**	**17**	**3**	**8**	**28**	**30**	**27**	**26**	**42**	**51**	**57**	**338**

Sum of IDZ Total Acreage	Acres Per Year															
Year	**2002**	**2004**	**2005**	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**Grand Total**
Single Use	0.5	26.8	2.3	4.6	20.5	55.2	262.0	2.0	384.6	26.3	23.1	50.7	5.3	52.0	85.2	1001.1
Mixed Use	36.8	0.0	38.7	6.2	14.1	6.1	0.3	32.0	43.0	7.7	11.1	8.4	12.5	49.6	22.2	288.5
Grand Total	**37.2**	**26.8**	**41.0**	**10.8**	**34.5**	**61.3**	**262.3**	**34.0**	**427.6**	**34.0**	**34.2**	**59.0**	**17.8**	**101.6**	**107.4**	**1289.6**

Infill TF Identified Issues
25 September 2017

- IDZ application is 'case-by-case', cumbersome & risky
- IDZ lacks consistency and standards
- IDZ as overlay district = *Parking Waiver*
- Waiver of both parking and Traffic Impact Analysis requirements for IDZ as base zoning
- 0' Setbacks for front and side property lines
- Lack of contextual cueing in existing neighborhoods
  - Massing, height, articulation to street
- IDZ maintains design flexibility for large parcels
  - IDZ *is the only code that works*; better than MXD, MPCD

Other Cities IDZ Research

- Within Texas
  - Austin – Code 25-2, Infill Design Tools for NPCD
  - Dallas – Chapter 45
  - El Paso – Code 20.10.280 Infill Development
- Comparable metropolitan US cities
  - Denver – Denver Zoning Code
  - Orlando – Orange County Infill Master Plan
  - Phoenix – Ord. G-5875 Infill Development District
  - Portland – Title 33 Code & Infill Design Toolkit

Best Practices

- Dallas* – audit the infill development process
- Denver* – comprehensive, updated code
- Portland* – <u>Infill Design Toolkit</u> and code information guides

- Austin – <u>Infill Design Guide</u> & NPCD
- El Paso – parking impact study allows reduction from 50% of base to 0%
- Orlando – infill inventory & area analysis
- Phoenix – parking mitigation <u><</u> 50%

* No Specific Infill Code

Infill Code Comparison

Municipality	Target Areas	Zoning Districts	Permitted Use	Design Standard	Required Parking	Setbacks	Min Lot Size	Issues/Notes
SATX	CRAG, ICRIP, Inside Loop 410	IDZ as Base, or IDZ as Overlay	IDZ (Overlay) Determined by Base, IDZ (Base) determined by Ordinance	2/5 Design Elements	0%	0 – Front/Side 5' - Rear	1,250 sf - Detached	
Austin	Transect Areas, Middle Housing	Residential (with Neighborhood Commercial)	SFR, MFR	NPCD Design Book Guide	50% of Base	Specified by use	SFR and MFR 1-4 acres, NPCD 2,500 sf	
El Paso	TIF, Enterprise Zones, designated redevelopment, historic, subdivisions >30 years old	TND, RCD, TOD, RCD-Airport; + Transect, Civic & Special Purpose	Per Base Zoning	Per Community Design Guide	50% Base	Per Base Zoning	5 acres	Parking Requirements Can Be Reduced to 0% thru Parking Impact Study
Orlando	SFR, Transect, Corridor	Planned Development (PD) & *Parramore* Heritage Overlay	Per Base Zoning	Only in Perramore Heritage Overlay District	Per Base	Per Base Zoning	3,500 sf	
Phoenix	City Wide	SFR, MFR, O, MXD, C, and I	Per Base Zoning	None	50% of Base	Modified by permit	Per Base Zone	Can Mitigate Parking <50% thru Shared Lot or Street Lease

San Antonio
UDC 35-343

- Type Zone: Base, Overlay

- Target Zones: CRAG, ICRIP, Inside Loop 410

- Permitted Use: Existing use per UDC

- Design Standard: Meet 2 of 5 design elements

- Parking Required: 0%

- Setbacks: 5' rear lot line

- Minimum Lot Size: 1,250 sf - Detached

Austin
Code 25-2*

- Type Zone: Form Based

- Target Zones: Transect Zones, Middle Housing

- Zoning Districts: SFR, MFR, Neighborhood Plan Combining District

- Permitted Use: SFR, MFR

- Design Standard: Neighborhood Design Guide & NPCD Design Book

- Parking Required: 50%

- Setbacks: Specified by use

- Minimum Lot Size: SFR, MFR – 1 to 4 acres; NPCD - 2,500 sf

- Issues / Notes: Limited application – only residential

*Code Next ordinance review underway

El Paso
Code 20.10.280

- **Type Zone:** Base and Form Based
- **Target Zones:** TIF, Enterprise Zones, designated redevelopment, historic, subdivisions older than 30 years
- **Zoning Districts:** TND, RCD, TOD, RCD-Airport, Transect, Civic and Special Purpose
- **Permitted Use:** per base zoning
- **Design Standard:** per Community Design Guide
- **Parking Required:** 50% of Base
- **Setbacks:** per base zoning
- **Minimum Lot Size:** No minimum lot size
- **Issues / Notes:** Parking down to 0-49% requires parking reduction impact study – percentage dependent on results

Orlando
Chapter 58

- **Type Zone:** Base and Overlay
- **Target Zones:** Residential, Transitional, Corridor
- **Zoning Districts:** Planned Development, Heritage Overlay
- **Permitted Use:** Residential, Mixed, Commercial
- **Design Standard:** only within Heritage Overlay
- **Parking Required:** per base zoning
- **Setbacks:** per base or overlay
- **Minimum Lot Size:** 3,500 sf
- **Notes:** Accessory Dwelling Units by right for all single family zoned areas (min. 400 sf).

Phoenix
Special Ordinance G-5875 Amending GPA 2-13

- **Type Zone:** Base and Overlay
- **Target Zones:** City wide application
- **Zoning Districts:** SFR, MFR, O, MXD, C and I
- **Permitted Use:** Per Base Zone
- **Design Standard:** No specific infill standard
- **Parking Required:** 50% of base
- **Setbacks:** Modified by permit
- **Minimum Lot Size:** Per Base Zone
- **Notes:** Parking can be modified <50% by existing shared parking or street permit parking by lease

Takeaways from Zoning Review

- Austin
  - Contextual cueing for neighborhood infill
  - Neighborhood zones & review boards (3 NCPDs)
- El Paso
  - Parking impact study allows reduction from 50% of base to 0%
- Orange County, FL (Orlando metro area)
  - Infill Master Plan – Comprehensive Infill Strategy
- Phoenix, Arizona
  - 50% parking standards & city leased street parking

Sources (Hotlinks)

- ftp://ftp.ci.austin.tx.us/npzd/Austingo/infill_tools.pdf
- https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-2ZO#TOPTITLE
- http://dallascityhall.com/departments/pnv/DCH%20Documents/Neighborhood-Plus-June17-small.pdf
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- http://elpaso-tx.elaws.us/code/coor_title20_ch20.10_sec20.10.280
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